
**HISTORIC PRESERVATION REVIEW BOARD
STAFF REPORT AND RECOMMENDATION**

Landmark/District:	Cleveland Park Historic District	<input type="checkbox"/> Agenda
Address:	3203 Macomb Street NW	<input checked="" type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	April 28, 2016	<input checked="" type="checkbox"/> Alteration
Case Number:	16-305	<input type="checkbox"/> New Construction
Staff Reviewer:	Frances McMillen	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Applicants Laure Redifer and Nicholas Ide with drawings prepared by Christina Haislip, request review of a revised concept for an addition to 3203 Macomb Street NW in the Cleveland Park Historic District.

Property Description

Constructed in 1947, 3203 Macomb Street is a brick, two-story, colonial revival house with a side gable roof. The house measures approximately 22' in width. A single-story side addition was added prior to the creation of the historic district. The brick addition is roughly 28' in width and has a side gable asphalt shingle roof. A garden room extends approximately 24' across the addition's façade and projects roughly 4' from the face of the house. The room has a shed roof largely composed of skylights and the façade consists of six multi-light floor to ceiling windows. Based on its date of construction outside the period of significance (1880-1941), the property is non-contributing to the Cleveland Park Historic District.

Proposal

The proposal calls for adding a second floor above the single-story addition and replacing the garden room's roof and windows; it would also include construction of a rear deck and second floor balcony. The addition would have an asphalt shingle side gable roof. The garden room would have a standing seam metal roof with three skylights. The south elevation fenestration would consist of six-over-six double-hung gable dormer windows on the second floor. Five multi-light casement windows separated by pilasters are proposed for the garden room. Full-light doors and windows are proposed for the rear of the house.

Evaluation

In 2015, the Board approved a conceptual plan for a two-story side addition, and a curb cut and driveway (HPA 15-303). The applicants have substantially revised those plans, reducing the scope of building alterations to an additional floor above the existing addition and redesigning the garden room's façade. The project is an opportunity to improve the existing condition of the current side addition. Given its disproportionate size to the main body of the house and the garden room's essentially all glass façade and roof, the addition is currently not compatible with the house. Though the garden room's façade would still consist of large window openings, the

perceived size of the addition is diminished and it feels more secondary to the house by the reduction in the amount of glazing and the introduction of the pilasters. Additionally, the updated garden room design, most notably the pilasters and the standing seam metal roof, has a more porch-like feel that is in keeping with the character of enclosed porches found in Cleveland Park. The proposed second floor gable dormer windows, side gable roof, and the use of brick are in keeping with and compliment the Colonial Revival character of the existing house.

Recommendation

The HPO recommends that the Board find the concept compatible with the historic district and delegate final approval to staff.